

# BE OUR NEIGHBOR USE OUR INCENTIVES FIND YOUR HOME

LOOKING TO BUY?

**Coldwell Banker Associated Realtors**

515-955-7000

**Guthrie and Associates Real Estate**

515-576-5703

**Fort Dodge Re/Max**

515-955-3828

**Kesterson Realty and Appraisal**

515-955-7714

**Cornerstone Property Management Group**

515-408-4323

**Eastwood Realty**

515-955-4663

**Allied Properties**

515-571-6704

**Egemo Realty**

515-955-7443

**Exit Realty Frontier**

515-570-1100

LOOKING TO RENT?

**Fort Dodge Landlords Association**

515-955-3668 | [fdala.com](http://fdala.com)

LOOKING TO BUILD?

**Fort Dodge Home Builders Association**

515-955-3257

  
GREATER  
**FORT DODGE**  
GROWTH ALLIANCE  
[www.greaterfortdodge.com](http://www.greaterfortdodge.com)

# WEBSTER COUNTY LIVING

FIND

YOUR

HOME



  
GREATER  
**FORT DODGE**  
GROWTH ALLIANCE

[www.greaterfortdodge.com](http://www.greaterfortdodge.com)  
24 N 9th Street, Suite A | Fort Dodge, IA | 50501

# QUALITY OF PLACE

## HEALTH CARE



Fort Dodge offers big city medicine in a rural setting. Quality health care is offered through UnityPoint Health, the Community Health Center and Webster County Health Department. UnityPoint Health - Fort Dodge brings a full array of family medicine services throughout the area and offers several specialty clinics, a regional medical center, care at home and a center for mental health, all working together with the goal of keeping you and our communities healthy. Trinity Regional Medical Center was named a Top 100 Rural & Community Hospital by iVantage Health Analytics and is part of the extensive UnityPoint Health network to ensure you have access to the right care when you need it.

Fort Dodge offers numerous opportunities for retail shopping with a variety of chains like Kohl's, Target, Marshalls, and Wal-Mart, as well as several family owned boutiques in our historic downtown. Fort Dodge serves as a regional retail hub for Northcentral Iowa and provides a variety of options, including grocery stores, car dealerships, home decor, clothing and sports apparel, appliances, and stores for the outdoor enthusiast.

## DINING



Located at the heart of Midwest farm country, it's not surprising that the Greater Fort Dodge Area is filled with fresh, locally grown produce and meat, as well as some of the finest dining in the state. Iowa Central Community College is home to Iowa's top-ranked culinary program, providing a steady stream of talented young chefs offering their talents in our community. There are a variety of national chains and franchise establishments alongside locally owned and operated restaurants and pubs—more than 70 in all! Enjoy fine dining in Fort Dodge's historic downtown, overlooking the beautiful river valley, or amidst the bustling Corridor of Commerce area.

Fort Dodge schools are proud to offer a diverse and accepting atmosphere, enriching the educational opportunities for all students. The combination of curriculum, caring staff, extra-curricular activities and community service projects offered by area schools creates an environment where every child can explore and excel in his/her area of interest. From our youngest learners starting free preschool as 4 year-olds to our high school students earning free college credits through Iowa Central Community College, our students are set up for success.

## PUBLIC SAFETY



Fort Dodge was recently named one of the safest cities in Iowa by the National Council for Home Safety and Security. Fort Dodge provides a cutting edge paramedic first responder and transport program through a partnership of Fort Dodge Fire & Rescue and UnityPoint Medical Center. Additionally, Fort Dodge Fire & Rescue has a service rating which puts Fort Dodge in the top 15% of all cities for fire protection. The Fort Dodge Police Department (FDPD) boasts 40 certified officers, two K9 units, and a school resource officer. FDPD offers numerous annual events to give back and engage with the community, including a public safety education program delivered to more than 6,000 residents from preschoolers to adults annually.

If you're looking for an excuse to enjoy the wonderful outdoors, Fort Dodge has plenty of opportunities. Fort Dodge and Webster County offers 25 miles of hard surface trails, 65 miles of water trails, and an extensive hiking-trail system with over 70 miles to explore. And with an award winning, 700+ acre OHV park located just south of Fort Dodge, you'll have plenty of reasons to use your dirt bike, 4-wheeler, or side-by-side. Rosedale Rapids, Fort Dodge's own aquatic center, offers another incentive to be outside. The aquatic center showcases numerous slides, a kid's swim area, and a lazy river.

## SHOPPING



## EDUCATION



## RECREATION



# WEBSTER COUNTY HOUSING INCENTIVES

### BADGER

Six miles N of Fort Dodge

- Seven fully served lots available immediately.
- In the Spring 2018 there will be an additional nine lots available for sale with full infrastructure served.

Contact the City Clerk for more information:

515-545-4514

### FORT DODGE

- Tax increment financing for development of infrastructure.
- Tax abatement on new housing.
- Single family tax abatement is equal to 100% of the first \$75,000 of taxable value for five years and 90% tax abatement on multi-family housing.
- City of Fort Dodge and Fort Dodge Betterment Foundation have partnered by purchasing 60 acres for the development of single family, townhomes, and apartments.

Contact City of Fort Dodge Business Affairs office:

515-573-8321

### MANSON

16 miles W of Fort Dodge

- Five year, 100% tax abatement on new home construction.
- \$5,000 rebate in the Braginton Addition if construction begins within two years of purchase.

Contact the City Clerk for more information:

712-469-3759

### VINCENT

11 miles NE of Fort Dodge

- 11 lots ready for residential development.
- 100% residential tax abatement on the first \$75,000 for five years.

Contact the City Clerk for more information:

515-356-4365

**Fort Dodge and Webster County have seen a 15% increase in wages over the last 5 years.**

### DAYTON

22 miles S/SE of Fort Dodge

- Property tax abatement; or possible down payment assistance for new construction meeting cost, income, and location guidelines.
- Dayton may also provide infrastructure improvement or expansion for new construction.
- Rebates are available from the City for replacement or new installation of central air conditioners, heat pumps, electric resistance heating, refrigerators, freezers, dishwashers, and clothes washers.

Contact the City Clerk for more information:

515-547-2711

### GOWRIE

18 miles S/SW of Fort Dodge

- Grant funds up to \$40,000 or a residential tax abatement over 10 years for new residential development.
  - Waived construction permit fee.
  - Free electrical service installation to meter.
  - Waived water connection fee.
- One year family pass to the Gowrie Municipal Golf Course, swimming pool, and skating rink.

Contact the City Clerk for more information:

515-352-3999